

3. Existing heating system to be removed and two new gas furnaces (100,000 BTU) with ducts to each room and air conditioning to be installed for the first floor and another for the second floor on separate meters.
4. The three large rooms on the first floor to have walls panelled with 1/4" plywood and ceilings dropped to top of windows with acoustical tile.
5. Roof on porch to be reroofed with built-up roof. Metal roof over rear porch and pantry to be painted. Four inches of fiberglass insulation to be installed in attic.
6. Existing pantry to be closed in and made into half bath with water closet and lavatory. Back porch to be closed in and panelled and lavatory added to existing water closet on back porch.
7. Cut new door from front hall into kitchen.
Seal up door from pantry to kitchen.
Seal up door from pantry to dining room.
Seal up door from hall to dining room.
Seal up French doors in living room.
8. Build new partition, with door, dividing dining room into two offices.
9. Partition off hallway from basement door around to stairway and pour concrete floor. Paint existing brickwalls and new partitions.
10. After all repairing, inside of house to be repainted.
11. Baths to be checked and made to be in good, operating condition.
12. Entrance Hall from front door to and including new bath to be tiled with asphalt tile. All other rooms on first and second floors to be sanded and refinished.
13. Attic area to be insulated with 4" blown rockwool.
14. Extra room in basement to be cleaned and shelves built on one wall.
15. Rear yard to be cleared of rubbish and stones spread for parking. Also, any steps necessary will be built. The said work to be performed on or before February 1, 1964.

The Lessor agrees that the Lessee may sublet any portion of the

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